

38-189

QUITCLAIM DEED WITH COVENANT

Maine Statutory Short Form

000243

NO TRANSFER
TAX PAID

KNOW ALL MEN BY THESE PRESENTS,

THAT I, WENDY S. SMILEY, of CHINA, County of KENNEBEC and State of Maine for consideration paid, grant to STANLEY C. BOLDUC of CHINA, County of KENNEBEC, State of Maine whose mailing address is RR 2, Box 4694, Belgrade, Maine 04917, with quitclaim covenant, the land in the City of Waterville, County of Kennebec and State of Maine, located on 20 Silvermount Street, so-called, being more particularly described in the attached EXHIBIT A.

Being the same premises conveyed to Stanley C. Bolduc and Wendy S. Smiley by Warranty Deed of Annette M. Bourgoin Crandlemire, dated August 10, 1995 and recorded in the Kennebec County Registry of Deeds, Book 4956, Page 028.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Stanley C. Bolduc, his heirs and assigns, to his and their use and behoof forever.

WITNESS my hand and seal this 31st day of the month of December, 1996.

Signed, Sealed and Delivered
in presence of

Stephen C. Lunt

Wendy S. Smiley
Wendy S. Smiley

State of Maine
Kennebec, SS.

Dated: 12-31-96

Personally appeared the above-named Wendy S. Smiley and made and swore oath that the statements above made by her are true and acknowledged them to be her free act and deed.

Before me,

Stephen C. Lunt
Notary Public - Attorney
Stephen C. Lunt
P.O. Box 4801
Portland, Me 04112

A certain lot or parcel of land with the buildings thereon located in Waterville, in the County of Kennebec and State of Maine, and being a part of land developed under the name of Silvermount, plan of said Silvermount having been made by E. W. Crawford, C.E., which plan is recorded in Kennebec Registry of Deeds, said lot being numbered 60 on said plan, and reference is made to said plan for a more particular description of said Lot 60.

Together with another lot or parcel of land lying next easterly of Lot 60 and bounded and described as follows, to wit:

Beginning at the northeasterly corner of Lot No. 60 and running easterly in an extension of the northeasterly line of Lot No. 60 to the easterly line of land now or formerly of James E. Poulin and Frederick K. Poulin; thence running in a general southerly direction in the easterly line of the land now or formerly of James E. Poulin and Frederick K. Poulin to a point opposite the southerly line of Lot No. 60; thence running westerly in a line constituting an easterly extension of the southerly line of Lot No. 60 to the southeasterly corner of Lot No. 60; thence running northerly in the easterly line of Lot No. 60 to the point begun at. It is definitely understood that the easterly boundary of this second parcel is wherever the easterly line of land now or formerly of James E. Poulin and Frederick K. Poulin actually is and no warranty is made as to the dimensions or points of this second lot herein conveyed. It being further understood that when reference to the easterly line of land now or formerly of James E. Poulin and Frederick K. Poulin is made, this line is the westerly line of property formerly known as the Gilman property.

Together with the right of way in common with others over the streets as shown on said plan, except that it is understood that this instrument does not convey to the within grantee any rights in reference to that portion of a street shown on plan of Silvermount lying between Lot No. 66 on the south side and Lots 67 and 68 on the north side, said proposed road as shown on plan of Silvermount having been eliminated by reason of a relocation of Lots 67 and 68.

This conveyance is made subject to the same restrictions contained in a deed from James E. Poulin and Frederick K. Poulin to Rosaire U. Bolduc and Annette Bourgoin, dated May 10, 1946 and recorded in the Kennebec County Registry of Deeds in Book 833, Page 144.

Being the same premises conveyed to Annette Bourgoin f/k/a Annette M. Bolduc by warranty deed from Rosaire U. Bolduc, dated January 13, 1964 and recorded in the Kennebec County Registry of Deeds in Book 1328, Page 354. Clair Crandlemire, husband of the grantor, signs this deed for the purpose of releasing any marital interest that he may have in the property.

RECEIVED KENNEBEC SS.

97 JAN -6 AM 9:00

ATTEST: *James R. Mearns*
REGISTER OF DEEDS